



Milbanke Street, Ouston, DH2 1JN
3 Bed - House - End Terrace
£90,000

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Available for sale is this generously proportioned, nicely presented, and well-maintained three-bedroom end-terraced property. Conveniently situated near all village conveniences, excellently positioned for commuting across the region, and offered with a sitting tenant who currently pays £487pcm.

This property boasts gas central heating provided by a combination boiler, UPVC double glazing, and a re-fitted shower room. The accommodation briefly comprises an entrance lobby, spacious family lounge, kitchen, and a downstairs shower room. On the first floor, there are three well-proportioned bedrooms. Externally, there is a rear yard and on-street parking.



GROUND FLOOR

Entrance Lobby

Lounge

18'4" x 14'9" max (5.6 x 4.5 max)

Kitchen

12'5" x 6'6" (3.8 x 2)

Shower Room / WC

FIRST FLOOR

Landing

Bedroom

18'4" x 10'5" max (5.6 x 3.2 max)

Bedroom

11'1" x 8'10" (3.4 x 2.7)

Bedroom

9'2" x 7'2" (2.8 x 2.2)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,621 p.a

Energy Rating: D

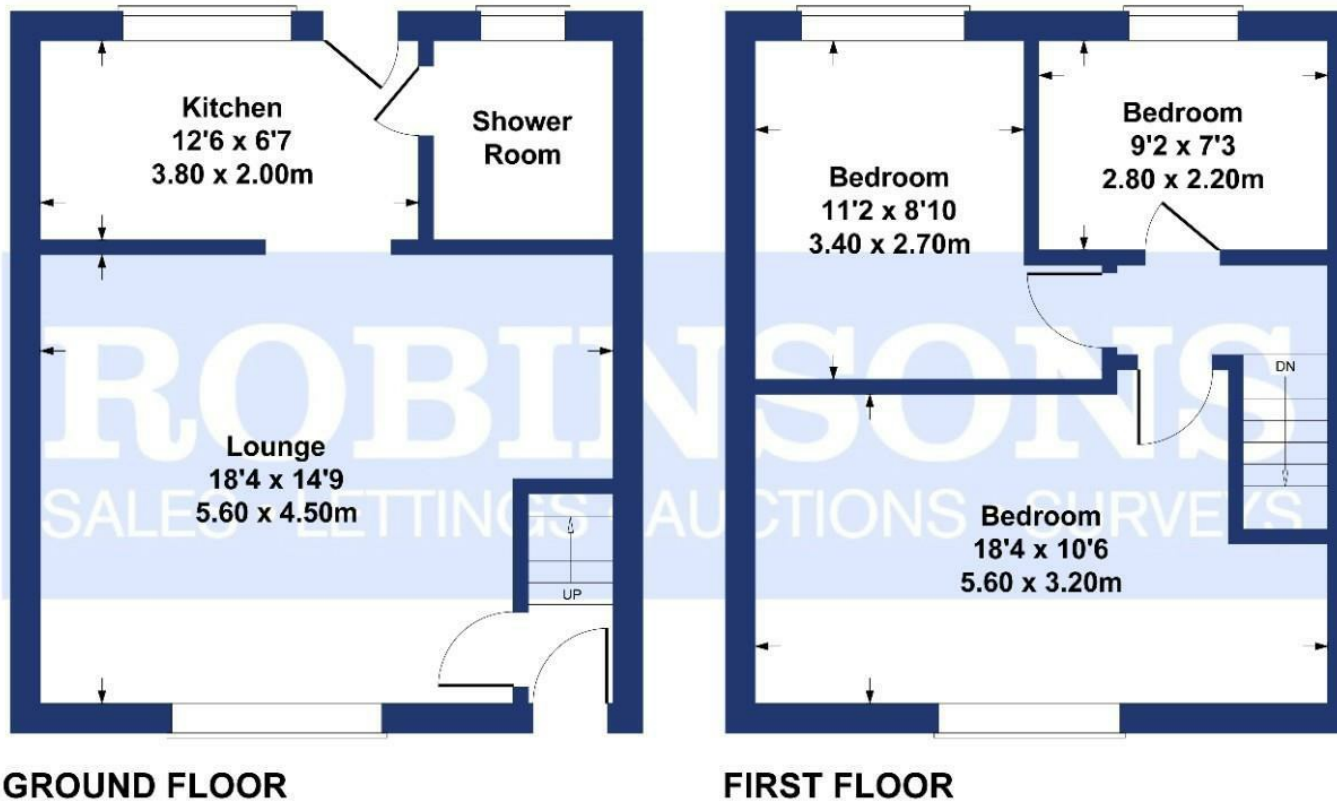
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Milbanke Street

Approximate Gross Internal Area
818 sq ft - 76 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	76
		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.